

Council Meeting of
December 22, 2009

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Report by the City Council Ad Hoc Committee on Commission Review regarding commission consolidation.

RECOMMENDATION

Recommendation of the City Council Ad hoc Committee on Commission Review that City Council receive the Committee report and provide direction with respect to an action item proposed at the November 16, 2009 meeting of the Committee.

BACKGROUND/ANALYSIS

The Ad Hoc Committee on Commission Review was created to review Commissions to determine the need for potential consolidation, realignment, and change to frequency of meetings. The discussion that followed at two meetings provided the community, Commissioners and staff liaisons with an opportunity to review individual Commission duties and their overall scope. The first meeting of the Ad Hoc Committee was held on August 24, 2009. During the meeting, Committee Members had an opportunity to receive feedback from Commissioners, as well as residents. Staff liaisons were asked to return to the committee with information regarding the level of staff support, materials and minutes secretary cost, input regarding frequency of meetings, potential move of specific issues/duties from one Commission to another, and ways to tie in the Strategic/General Plan with Commission duties and scope. Staff worked with Commission Liaisons as well as individual Commission to obtain input related to the scope of Commission and to explore potential realignment opportunities.

The second meeting was held on November 16, 2009. During the meeting, staff shared the feedback received from Commissioners, members of the public, and department liaisons since the first meeting of August 24, 2009. The feedback indicated overwhelming support for maintaining the current structure of commissions. The Ad Hoc Committee members expressed their support and admiration of existing Commissioners for their dedication, commitment, and willingness to serve the community as Commissioners. They emphasized the need and value of Commissions and decided to maintain the existing structure and number of Commissions.

Based on the discussion at the November 16th meeting and the related materials, the Ad Hoc Committee members voted to move signage related issues from the Environmental Quality and Energy Conservation Commission to the Planning Commission. The Ad Hoc Committee members also directed the Community Development Department staff to prepare a report analyzing the inclusion of the Traffic Commission on traffic related issues, including environmental impact reports prior to the issues going to the Planning Commission for consideration.

The Ad Hoc Committee on Commission Review recommends the following action by the City Council:

- Approve moving signage related issues from the Environmental Quality and Energy Conservation Commission to the Planning Commission
- Review and provide direction based on the recommendations of the Community Development Department regarding the inclusion of the Traffic Commission on traffic related matters before consideration at the Planning Commission.

Based on City Council action, staff will be directed to work with the City Attorney's office to bring forth an ordinance to move signage issues from the Environmental Quality and Energy Conservation Commission to the Planning Commission. Staff will also be directed to work with the City Clerk's office to update the descriptions of Commission based on Council action.

Respectfully submitted,

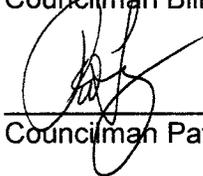
CITY COUNCIL AD HOC COMMITTEE ON
COMMISSION REVIEW



Councilman Gene Barnett, Chair



Councilman Bill Sutherland



Councilman Pat Furey

- Attachments: A) Minutes from the Meeting of November 16, 2009
B) Minutes from the Meeting of August 24, 2009
C) Community Development Department Report regarding Traffic Commission duties

November 16, 2009

**MINUTES OF A MEETING OF THE
AD HOC COUNCIL COMMITTEE
FOR COMMISSION REVIEW**

1. **WELCOME AND INTRODUCTIONS**

The Ad Hoc Council Committee for Commission Review convened at 7:00 p.m. on Monday, November 16, 2009, in the City Council Chambers in Torrance City Hall at 3031 Torrance Boulevard.

Present: Members Furey, Sutherland and Chairman Barnett.

Absent: None.

Also Present: Assistant to the City Manager Chaparyan, Assistant City Manager Giordano, Planning Manager Lodan, Transportation Manager Semaan and Deputy City Attorney Sullivan.

Chairman Barnett explained the Committee's charge to discuss the possibility of consolidating/re-structuring City commissions. He asked staff to provide information as requested at the previous meeting.

2. **STAFF REPORT (FOLLOW UP TO AUGUST 24, 2009 MEETING)**

Assistant to the City Manager Chaparyan presented the staff report, which included an overview of the information in the following attachments (of record):

Attachment A	Minutes of a Meeting of the Ad Hoc City Council Committee for Commission Review" dated August 24, 2009
Attachment B	Summary of Commission and Staff Input
Attachment B1	Recording Secretary/Minute Secretary Budget
Attachment C	Commission Meeting Minutes
Attachment D	Input from Staff Liaisons
Attachment E	2008 Strategic Plan Update: The Changes
Attachment F	City of Torrance General Plan
Attachment G	Additional Communications from the Public

Referring to Table 1 in the staff report, Mr. Chaparyan gave an overview of discussion on consolidating/realigning commission duties, as well as the Strategic Priorities associated with the commissions. He highlighted the title of the six chapters in the General Plan related to, and influencing, land use decisions. Mr. Chaparyan explained that Table 2 in the staff report provides samples of possible commission realignments based on the priorities in the 2008 Strategic Plan.

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Assistant to the City Manager Chaparyan read aloud options for the Committee's consideration as follows:

- (A) Explore potential consolidation of commissions based on recommendation made by commissioners and staff liaisons (Table 1);
- (B) Explore the realignment of commissions based on the strategic priorities of the 2008 Strategic Plan and the elements of the 2009 General Plan (Table 2); and
- (C) Maintain the current structure and format of all commissions with potential opportunity to adjust meeting frequency (Attachment B).

Assistant to the City Manager Chaparyan advised that the commissioners and staff liaisons apparently support maintaining the current commission structures as called out in Option C. However, there appears to be some interest in exploring going dark at various times throughout the year. He noted that the majority of commission support costs are salaries; that the Planning Commission is a quasi-judicial body and the Civil Service Commission was established by charter, which is why they have cycled resources; and that the Disaster and Youth Council recording secretaries are provided by staff.

Chairman Barnett related the Committee's appreciation of the commissions' and staff's efforts to respond to the charge as directed at the last meeting.

Member Sutherland commented on the challenges associated with consolidating some commissions and called attention to the importance of community involvement. He explained his feeling that, contrary to his previous viewpoint, no commissions should be eliminated since commissioners feel passionate about the commissions on which they serve and consolidating would reduce enthusiasm/send a message that the City does not need as many volunteers. Member Sutherland agreed that some commission duties could be realigned.

Member Furey stated his agreement with Member Sutherland's opinion. He recalled that this issue arose as a result of apparent inconsistencies in the amount of work some commissions have and the limited number of staff available to serve them. Noting that City commissions meet in the evening to accommodate residents, he favored looking into the possibility of reducing the number of meetings some commissions hold. Member Furey agreed with Option C to "Maintain the current structure and format of all commissions with potential opportunity to adjust meeting frequency" and with looking into re-distributing the duties of some commissions.

Chairman Barnett recalled that additional commissions were formed instead of some being eliminated when consolidating commissions was discussed many years ago. He noted that the City has greatly benefited from volunteers and expressed his intrigue with the Torrance Environmental Quality and Energy Conservation Commission (TEQECC) looking at green initiatives, and with the potential for moving Animal Control and/or signage to other commissions to better enable the TEQECC to focus more on

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green initiatives. Chairman Barnett indicated that he would have no quarrel with Option C.

Steven Busch, Planning Commissioner commended Planning Manager Lodan's excellent report on the Planning Commission's duties in Attachment D. He felt that no commissions should be eliminated, but some duties could be re-distributed, such as the Planning Commission considering signage, and the TEQECC addressing the Green Initiative. Mr. Busch stated his opinion that it would not be a realistic idea to consolidate the Traffic Commission with the Planning Commission and that environmental impact reports on traffic should be reviewed by the Traffic Commission before going to the Planning Commission.

Dick Browning, Candlewood Road, Planning Commission, expressed his interest in protecting both commissioner seats and City staff. He agreed with the direction that the Committee appears to be heading and voiced his hope that Option No. C will be recommended for the Council's approval.

Don Clouch, 238th Street, voiced his opinion that a police commission should be formed.

Karen Galvin, Iris Avenue, Traffic Commission, clarified her input from the last meeting that the Traffic Commission should possibly merge with the Planning Commission, but she has since changed her mind. However, some of the Planning Commission issues pertaining to traffic should go to the Traffic Commission before the Planning Commission. She agreed that the Traffic Commission should go dark when they have few items to discuss and suggested that commissioner two-year term limits, with two renewals and no service for one year after the last year of service be considered.

Kurt Weideman, Planning Commission, pointed out that Ms. Galvin's idea of two-year commissioner term limits, etc., could present difficulties due to the learning curve on some commissions. It was his opinion that environmental impact reports for traffic should be reviewed by the Traffic Commission prior to the Planning Commission.

Tom Rische, Traffic Commission, commented on the City's confusing instructions with regard to the Traffic Commission's purview. He questioned who in the City addresses various issues, such as traffic associated with new developments; and expressed his confusion with the City's recent goal of transparency.

Referring to written material of record he distributed at the meeting, **Paul McCabe, Arlington Avenue, TEQECC**, said that his comments at the previous meeting were his personal opinion and not those of the TEQECC, and that they were not accurately reflected in the minutes. He shared information on the diverse issues considered by the TEQECC and expressed his viewpoint that they should devote more time and resources to environmental issues, such as green buildings, recycling, energy conservation, air quality, solar power, public transportation and noise pollution.

Mel Glass, Disaster Council, disagreed with the idea of the Disaster Council meeting on a quarterly basis and he discussed that the meeting schedule for each commission should be determined at the beginning of the year. At the Commission's request, Mr. Glass offered input on the Disaster Council's procedures for cancelling a scheduled meeting.

Dave Sargent, Traffic Commission, requested clarification on the procedures for scheduling/cancelling meetings.

Deputy City Attorney Sullivan advised that, according to the Brown Act, notification regarding the scheduling/cancelling of regularly scheduled meetings must be done 72 hours in advance and that 24 hours' notice must be given to call a special meeting.

Assistant to the City Manager Chaparyan noted that, in addition to the regular means of notification, the City's website is an opportunity for the City to interact with the public.

Member Sutherland related his opinion that meetings should not be cancelled due to lack of material, etc.; that commissions organize their schedule so the public will be aware of meeting dates and times; and that, if needed, special meetings could be requested.

K K Fitch, Airport Commission, stated her opinion that noise abatement is a prime tenant of the Airport Commission, which is where it should remain.

Tracy Bonano, Community Services Coordinator, clarified that the Disaster Council's discussion of their meeting schedule was not as clear cut as indicated by the notation to "Meet Quarterly," as indicated on Attachment B ("Summary of Commission and Staff Liaison Input"), and that there was discussion of going dark once in awhile (such as during summer, etc.).

3. **DISCUSSION AND DIRECTION**

Member Sutherland related his opinion that nothing should be added to the purview of the TEQECC at this time, in that they are already overworked and environmental issues will become bigger in the future; that noise abatement should remain with the Airport Commission; that signage could go to the Planning Commission; that animal control could go to a to-be-determined commission; and that the annual review of oil wells should remain with the TEQECC.

Member Furey agreed that commission meeting dates should be set at the first of the year; that the Traffic Commission considering traffic-related issues before the Planning Commission, or concurrently so the process is not delayed, should be examined; and that limiting commissioner terms to open up opportunities for additional volunteers could be explored. He voiced his appreciation that the Planning Commission offered to take on signage; observed that the TEQECC has expertise in animal control,

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so it would be difficult to move it to another commission; and noted that the General Plan will keep the Traffic Commission busy.

Chairman Barnett indicated that transferring signage to the Planning Commission appears to make sense. He questioned if this, and the Traffic Commission considering environmental impact reports relative to traffic before going to the Planning Commission, would create difficulty for the staff liaisons to the commissions.

Transportation Manager Semaan indicated that, from a traffic perspective, this would not be an issue.

Planning Manager Lodan explained that, depending on the scope of input desired from the Traffic Commission, doing so could potentially delay the processing of development applications, and that a number of things should be analyzed prior to doing so.

Explaining that he does not want to create unnecessary delays in the processing of development applications, Chairman Barnett related his preference that a recommendation from the Committee include an analysis of the Traffic Commission considering environmental impact reports relative to traffic before going to the Planning Commission.

Planning Manger Lodan affirmed that staff could analyze the idea of the Traffic Commission considering environmental impact reports relative to traffic before going to the Planning Commission, determine a recommendation and bring it forward to the Committee. He also affirmed that staff does not have an issue with transferring signage to the Planning Commission.

Deputy City Attorney Sullivan advised that the transfer of duties from one commission to another would require a revision to the Code.

Assistant to the City Manager Chaparyan explained that staff's analysis could be part of the report to the Council, without further input to the Committee.

The Committee agreed that signage could be moved from the TEQECC to the Planning Commission and that information to be obtained by staff could be included in a report going directly to the Council, without further consideration by the Committee. The Committee briefly discussed whether the motion should specifically address the Traffic Commission's consideration of traffic-related issues in general, or those associated with environmental impact reports, prior to going to the Planning Commission.

Assistant City Manager Giordano advised that, in order to analyze all options, the wording should not be specific.

MOTION: Member Sutherland moved to recommend maintaining the current structure and format of all commissions with potential opportunity to adjust meeting frequency (Option C), excepting that signage shall be moved from the Torrance Environmental Quality and Energy Conservation Commission to the Planning Commission, and to direct staff to prepare a report analyzing the idea of the Traffic

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Commission considering traffic-related issues, such as environmental impact reports, prior to going to the Planning Commission. The motion was seconded by Member Furey and passed by unanimous voice vote.

4. **CLOSING/ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

August 24, 2009

**MINUTES OF A MEETING OF THE
AD HOC CITY COUNCIL COMMITTEE
FOR COMMISSION REVIEW**

1. **WELCOME AND INTRODUCTIONS**

The Ad Hoc City Council Committee for Commission Review convened at 7:05 p.m. on Monday, August 24, 2009, in the Katy Geissert Civic Center Library Meeting Room, 3301 Torrance Boulevard.

ROLL CALL

Present: Councilman Furey, Councilman Sutherland and Councilman Barnett.

Absent: None.

Also Present: Assistant to the City Manager Aram Chaparyan and Deputy City Attorney Patrick Sullivan.

Councilman Barnett, Chairman of the Committee for Commission Review, introduced himself and his fellow Council and Committee Members Furey and Sutherland. He explained that, due to the nature of the economy, the Committee was charged by Mayor Scotto to discuss the structure of City commissions and the possibility of consolidating or restructuring them, primarily based on input about the lack of action items at some commissions and staff time in producing agenda packages etc. He acknowledged the importance of examining the cost of supporting commissions and stressed that discussion of possibly consolidating/restructuring them are, in no way, to be misconstrued as a lack of the Council's support and appreciation of the advice/recommendations provided by City commissions. Chairman Barnett related the Committee's appreciation of the public attendance at this meeting.

2. **HISTORY/BACKGROUND OF CITY COMMISSIONS**

Assistant to the City Manager Chaparyan presented a historical overview of Torrance commissions. He noted that there are currently 13 commissions and that this is an opportunity to redefine the mission of some of them. Mr. Chaparyan outlined the following options for consideration: potentially reassign commissions; add duties to commissions; and maintain the existing structure.

3. DISCUSSIONS OF COMMISSIONS AND POTENTIAL CONSOLIDATION

Discussion of commissions and potential consolidation was as follows:

Richard Browning, Candlewood Avenue, Planning Commission, voiced his opposition to eliminating any commissions, which were established to represent the community. He entertained the alternative of changing meeting schedules to coincide with commission workloads; pointed out the need to examine the true cost savings of eliminating commissions; noted the majority of city leaders come from commissions; and cautioned against reducing the pool from which leaders are drawn.

Committee Member Sutherland clarified that some commission duties could be redistributed, but commissioners will not be eliminated.

Steve Busch, Torrance, Planning Commission, discussed that, as noted in the staff report dated August 24, 2009, "...The Planning Commission is a quasi-judicial body and the Civil Service Commission is the only commission referred to in the City Charter as a result of a ballot initiative..." He asked if other cities are without planning commissions.

Deputy City Attorney Sullivan advised that a Charter amendment would be required to eliminate the Civil Service Commission and that he is unaware of other cities without planning commissions.

Leilani Kimmel-Dagostino, Commission on Aging, highlighted the goals/accomplishments of the Commission on Aging and the importance of senior services.

In defense of the Disaster Council, **Caroline Elam, 20708 Toluca Avenue**, stated her opposition to combining the Disaster Council with other commissions.

Michael Wermers, Library Commission, commented on the large amount of community involvement in Torrance and the ramifications of eliminating it.

Mel Glass, Disaster Council, called attention to the unfairness of concluding that, because commissions do not have action items, they do not serve a good purpose. He addressed the disadvantage of not knowing the cost savings in eliminating commissions and highlighted the Disaster Council's on-going relationship with other community organizations.

Agreeing with concerns over the City's economics, **Don Clouch, Traffic Commission**, noted the difficulty of making a determination without much-needed financial information. He pointed out that commissioners could be reassigned according to the goals of the City's Strategic Plan; that commissions could be reactive rather than proactive; and that commissions could meet on an as-needed basis.

Janet Payne, Torrance discussed the importance of commissions and their role in reducing the Council's workload. She presented the options of commissions meeting quarterly, going dark in summer and December and eliminating commissioner compensation.

Marianne Strehler, Cultural Arts Commission, emphasized the importance of cultural arts in Torrance. She outlined the Cultural Arts Commission's unique contributions to the City; stated her opposition to combining it with other commissions; and noted that, to reduce costs, commissions could meet less often and/or have less members.

Ed Candioly, Cultural Arts Commission, offered input on a study about the importance of cultural/all arts in communities. He contended that it would be detrimental to eliminate the Cultural Arts Commission.

Providing a letter to the Committee, **Joe Arciuch, Torrance**, stated that the purpose of the Airport Commission is to promote aviation and that the functions of the Airport Commission should be transferred to the Environmental Quality and Energy Conservation Commission.

Karen Galvin, Traffic Commission, related her concern that various traffic-related issues are not presented for the Traffic Commission's consideration. She felt that it would be a bad idea to merge the Traffic Commission with another commission.

Tim Goodrich, Torrance, emphasized the importance of the Disaster Council. It was his impression that the cost savings from eliminating/consolidating commissions would be very minimal; that quarterly meetings could be held to reduce costs; and that it would be a big mistake for the City to turn away volunteers.

Paul McCabe, Environmental Quality and Energy Conservation Commission, encouraged the City to maintain the current commissions.

Hope Witkowsky, Torrance, discussed the need for the Disaster Council to prepare for potential future disasters; the importance of volunteer assistance during a disaster; and the importance of the Disaster Council/volunteers in the "Map Your Neighborhood" project.

K K Fitch, Airport Commission, commented on the difficulty of finding volunteers to serve on commissions which handle controversial issues, such as the Airport Commission. She agreed with the importance of the Disaster Council and the need for related staff.

Bill Tymczynszyn, Airport Commission, stated his point of view that the Airport Commission should not be combined with others. He agreed with the idea of quarterly meetings, or meeting on demand, when there are no action items, and mentioned that, contrary to its purview, the Airport Commission does not review Airport leases.

Andrea Reilly, Environmental Quality and Energy Conservation Commission, pointed out this opportunity to re-examine commission purviews, as well as the entire process of how commissions function and integrate with the City.

Flo Stapleton, Library Commission, touched on the importance of citizen involvement in city government and on the idea of forming a subcommittee to the Ad Hoc Council Committee for Commission Review, made up of volunteers, to further examine this topic.

Judy Gibson, Planning Commission, pointed out that the City is defined by its leadership and volunteer base. She suggested that commission chairmen obtain pertinent input about consolidating/eliminating commissions from their fellow commissioners.

Deputy City Attorney Sullivan provided information on the limitations of commissioner discussions according to the Brown Act. He suggested that, should the Committee agree, the topic of consolidating/eliminating commissions be placed for discussion on future commission meeting agendas.

Bruce Ballard, Torrance reviewed written material he distributed to the Committee explaining his suggestions for consolidating commissions.

Returning to the podium, **Richard Browning** stressed volunteer opposition to eliminating commissions. He favored the idea of staff examining the cost of operating the Planning Commission and reporting back at the next Committee meeting.

Chairman Barnett thanked speakers for their input and assured them that inquiries presented during this meeting will be addressed.

Committee Member Sutherland ensured that the Committee has operated according to the Brown Act. He noted the great number of volunteers attending City ethics classes; the Council's opposition to losing volunteers; and the greater costs associated with some commissions compared to others. Member Sutherland felt that commissioner compensation should continue and that commissioners could be redistributed, but not eliminated. He assured that the Council listens to and values commissioner input and encouraged continued public participation in this process.

Committee Member Furey clarified that the Committee was charged by the Mayor to examine the potential for consolidating commissions, not eliminating them. He commented on the need for commissioner expertise and community involvement; the difficulty of merging some commissions and revising the purview of some; and the importance of continuing commissioner compensation. Member Furey expressed his appreciation of input provided during the meeting.

Assistant to the City Manager Chaparyan reviewed the action items arising during the meeting as follows: determine costs associated with commissions, including materials and staff time; review similarities of commission scopes; explore holding quarterly meetings, going dark in summer and December, meeting as needed and moving charges from one commission to another; and direct commission chairmen to discuss the idea of consolidating/eliminating commissions with their fellow commissioners at future commission meetings and report back to the Committee.

Bonnie Mae Maynard, no address provided, came forward to emphasize the importance of considering the interests of the community.

4. CLOSING/ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

TO: Aram Chaparyan, Assistant to the City Manager

FROM: Gregg D. Lodan, AICP, Development Review and Environmental Manager
Ted Semaan, PE, Transportation Planning, Development Engineering
and Records Manager

SUBJECT: Ad Hoc Committee on Commission Review Report

DATE: December 15th, 2009

The following are Community Development Department recommended measures should the City Council determine it appropriate to have the Traffic Commission review the Traffic Analysis of Development Proposals.

The Community Development Department (CDD) recommends that the Traffic Commission's review of a Development Proposal be limited to the traffic analysis performed for a project and comment as to adequacy and accuracy of the traffic analysis. Such comments would then be forwarded to the Planning Commission for the full Environmental and Land Use review of a development proposal. If this is the Council's desire, CDD recommends further clarification that requests the Traffic Commission's review be limited to the traffic components and not items such as Zoning, Land Use, Development Standards, and Design.

The Permit Streamlining Act also requires that development proposals be reviewed in a timely manner. In order to avoid potential conflicts with the Act, CDD recommends that the Traffic Commission's review of a project be limited to one meeting. It is the recommendation of CDD that the Traffic Commission determine a position on the Traffic Analysis when the matter comes before them and forward their comments on the Traffic Analysis to the Planning Commission. Additionally, the Traffic Commission may need to hold special meetings, in addition to their current schedule of one-meeting a month, in order to avoid delaying the review of a development project.

CDD also recommends that a threshold of review be established for development proposals that are forwarded to the Traffic Commission for review. Staff notes that not all projects require a formal traffic analysis. The California Environmental Quality Act (CEQA) allows for some development proposals to be "Categorically Exempt" from environmental review due to their size, placement, and nature of request. As such not all development applications require the review of the Traffic Commission. In order to avoid potential conflicts with State law, CDD recommends that only proposals in which an Environmental Assessment, requiring a traffic analysis, be forwarded to the Traffic Commission for comment.

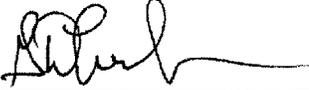
CDD also suggests that should the Council allow the Traffic Commission to comment on the Traffic Analysis of a project, that applications currently in process be exempt from this requirement. CDD is currently finalizing the Environmental Impact Report for the Rock-Lomita project at 2740 Lomita Boulevard and if it be the pleasure of the Council to forward the matter to the Traffic Commission, Staff requests that the City Attorney's office review the ability to add a new review requirement to an existing project.

CDD notes that this additional layer of review will also increase the costs involved with processing a project application. The Traffic Commission's review of a traffic section would likely require public notification via mailing labels and may require the publication of an ad in the Daily Breeze. Additional staff time will also be required to conduct such reviews by the Traffic Commission, in terms of preparing and presenting an agenda item, as well as holding additional meetings to avoid Permit Streamlining Act violations. Currently the submittal fees for development proposals do not include such an additional layer of review. These fees will need to be re-evaluated with the Finance Department and will likely be increased to include for additional staff time to publicly notify the Traffic Commission's review of an item, prepare a Traffic Commission Agenda item, attend and conduct a Traffic Commission meeting.

Should the Council allow the Traffic Commission to review the Traffic Analysis of a development proposal, CDD suggests the Council consider a one-year trial period. A trial period will allow for the functionality of the Traffic Commission's review to be evaluated and modified accordingly.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan, AICP, Manager
Development Review & Environmental

By 

Ted Semaan, PE, Manager
Transportation Planning, Development
Engineering & Records